

SITE PLAN

EXHIBIT C

Owner:

Lake Park Court, LLC
c/o Albert Pecker
16 E Blandie St., Suite D
Linden, NJ 07036
(903) 377-6793

Agent/Planner:

LPG Urban and Regional
Planners
Greg Belliveau
1162 Camp Avenue
Mount Dora, FL 32757
(352) 385-1960

Property Address:

10837 U.S. Highway 441
Leesburg, Florida 34788



Notes:

- Current zoning: C-3
- Requested zoning: SPUD
- Site area: 2.53 acres
- Floor area: 20,000 sq ft
- Proposed use will occupy 10,000 sq ft of existing building
- Proposed use: Indoor pet boarding and grooming
- Existing water and sewer service provided by the City of Leesburg
- No wetlands or areas within 100-year flood plain
- Existing FUI General Commercial
- Existing parking spaces provided are adequate on parent parcel approved
- Setbacks as shown
- No trees to be removed
- Tree requirements met with overall parcel
- Building to use existing approved and constructed parking and loading areas
- Building to use existing access from US Highway 441 frontage road
- No building expansion proposed
- Common open space is existing as shown on parent parcel approved and constructed

Legal Description:

THAT PART OF THE SOUTHEAST ¼ OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, THENCE RUN NORTH 89°30' WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼, 276.86 FEET; THENCE SOUTH 00°31'54" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ¼, 770.00 FEET; THENCE NORTH 89°29'30" WEST, 146.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1583, PAGE 0361, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°29'30" WEST ALONG THE NORTH LINE OF SAID LANDS 119.35 FEET; THENCE LEAVING SAID NORTH LINE NORTH 00°26'50" EAST 747.24 FEET; THENCE SOUTH 89°25'50" EAST 157.99 FEET; THENCE SOUTH 00°36'01" WEST 299.38 FEET; THENCE SOUTH 08°18'15" WEST 126.22 FEET; THENCE SOUTH 00°40'32" WEST 269.06 FEET; THENCE SOUTH 20°30'31" WEST 57.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.53 ACRES MORE OR LESS.



April 17, 2012

GRAPHIC SCALE



This plan is subject to change resulting from engineering, permitting and other considerations.

Conceptual Development Plan For:

Pet Lodge & Spa, Inc.
Leesburg, Florida



Urban & Regional Planners, Inc.
10000 Lake Park Court, Suite 100
Leesburg, FL 34788
Phone: (407) 473-4734 Fax: (407) 473-4734

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